

## **VICINITY** MAP

DATA:

## THERE IS A C—TRAN STOP AT THE INTERSECTION OF N.E. 72ND STREET AND HIGHWAY 99, APPROXIMATELY 300 FEET NORTH AND 300 FEET WEST OF THE SITE. EXISTING HOME TO REMAIN ONSITE SINGLE STORY CONVENTIONAL WOOD FRAME CONSTRUCTION APPROX. 750 SQUARE FOOT MAIN FLOOR WITH APPROX. 750 SQUARE FOOT UNFINISHED BASEMENT XEWER DISTRICT: CLARK REGIONAL MATER DISTRICT: CLARK PUBLIC UTILITIES CHOOL DISTRICT: VANCOUVER LEMENTARY SCHOOL: HAZEL DELL UNIOR HIGH SCHOOL: JASON LEE YENIOR HIGH SCHOOL: HUDSONS BAY YERIOR DISTRICT: FIRE DISTRICT NO. 6 ARCEL NO. 098826-090) E AREA = 0.34 ACRES NE = R-18 URBAN RESIDENTIAL MP PLAN = UM URBAN MEDIUM DENSITY

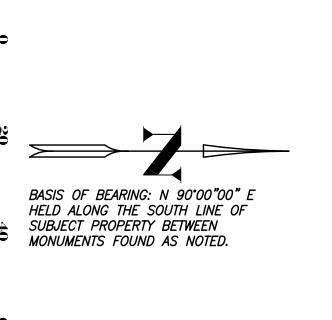
MINIMUM DENSITY
MAXIMUM DENSITY
MAXIMUM DENSITY
MINIMUM LOT AREA
MINIMUM LOT WIDTH
MINIMUM LOT DEPTH
MINIMUM LOT DEPTH
MAXIMUM BUILDING HEIGHT
FRONT SETBACK TO HOUSE
FRONT SETBACK
STREET SIDE SETBACK
SIDE SETBACK

CALCULATIONS: 18 UNITS / ACRE 0.34 ACRES 2788 SQ FT 12 UNITS / ACRE 0.34 ACRES 2788 SQ FT (14,810.46 - 2788 = 12,022.46) .28 ACRES 18 X .28 = 5.04 UNITS (14,810.46 - 2788 = 12,022.46)12 X .28 = 3.36 UNITS 0.34 ACRES (14,810.46

MINIMUM GROSS AF ROAD RIG NET AREA PARCEL AREA AREA NUM DENSITY SS AREA RIGHT-OF-WAY 12 UNITS/ACRE
18 UNITS/ACRE
1,800 SQ. FT.
25 FEET
50 FEET
10 FEET
10 FEET
10 FEET
0 OR 5 FEET .28 **ACRES** 

FOUND IRON PIPE PER SURVEY REFERENCE NO. 1 HELD 15' SEWER EMENT DEDICATED WITH THIS PLAT N 0°48'00" E 77.48' (77.48' R1) 77.48' 7<u>7.4</u>9' N 00'48'00" E 77.48' FENCE 0.32' SOUTH √ *61.9*8' \_ PROPOSED INFILTRATION TRENCH LOT 1 3,242 S.F. S 00°48'00" W 20' ACCESS AND UTILITY EASEMENT LOT ,441 2 S.F. COL WOOD S 00°48'00" 195.44' (195. LOT 2,426 SQ. S.F. FENCE 0.5' SOUTH 090 S 00°48'00" W 77.48' 5.5' UTILITY EASEMENT 4 S.F. . PROPOSED BARRIER CURB N 00°48'00" E 77.48' EXISTING HO LOT 5 ,487 S.F. 12.51 N 1.29,00" W 77.50" (77.50' R1) -PROPOSED 5' SW N.E. 12TH AVENUE

90°00'00" E



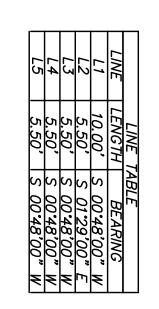
BENCH MARK: A BRASS CAP IN THE WEST CURB HWY 99 102' NORTH OF CL OF 72NE ST. "HASEL-40" STAMPED "7120 1991"
ELEVATION = 197.28' (CLARK COUNTY DATUM)

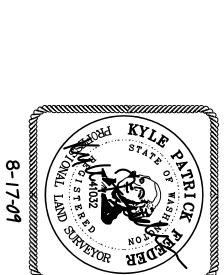
LITY LOCATED WAS CALLED FOR ON 02/13/08 UNDER TICKET NUMBER 517. THE UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC MAP AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY LOCATIONS N ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS GHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR ES NOT SHOWN. SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN I FROM PUBLIC RECORDS. KPF SURVEYING, INC. ASSUMES NO LIABILITY FOR CCURACY OF PUBLIC RECORDS.

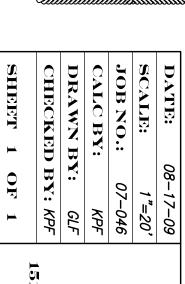
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"COLWOOD TERRACE",

REFERENCES:









## "BARRETT TOWNHOMES" PROPOSED CONDITIONS SHORT PLAT

"COLWOOD TERRACE" (E-82)
LOCATED IN THE W.R. ANDERSON D.L.C.
IN THE SW 1/4 OF THE NW 1/4
SECTION 11
T. 2 N., R. 1 E., W.M.
CLARK COUNTY, WASHINGTON LOCATED IN LOT 9 OF

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INDICATES PROPOSED CATCH BASIN	INDICATES PROPOSED WATER LINE	INDICATES PROPOSED SANITARY LINE	INDICATES PROPOSED STORM LINE	INDICATES PROPOSED CURB	INDICATES 5 FOOT CONTOUR INTERVAL	INDICATES 1 FOOT CONTOUR INTERVAL	INDICATES POWER LINE	INDICATES RIGHT-OF-WAY	INDICATES SETBACK	INDICATES EDGE OF GRAVEL	INDICATES EDGE OF ASPHALT	INDICATES WATER LINE LOCATE	INDICATES SANITARY LINE	INDICATES GAS LINE LOCATE	INDICATES TELEPHONE LINE LOCATE	INDICATES TREE AS NOTED	INDICATES WATER METER	INDICATES WATER VALVE	INDICATES FIRE HYDRANT	INDICATES GAS VALVE	INDICATES CLEANOUT	INDICATES SANITARY MANHOLE	INDICATES UTILITY POLE	INDICATES CATCHBASIN	INDICATES JUNCTION BOX	INDICATES TELEPHONE RISER	INDICATES SIGN AS NOTED	INDICATES FOUND MONUMENT AS NOTED

N 90'00'00" E

' RIGHT-OF-WAY
PER PLAT OF
LWOOD TERRACE"
(E-82)

N 90.00,00, E

LOT 4 "COLWOOD TERRACE" (E-82)

LEGEND:

OWNER: KAREN BARRETT 8117 N.E. 32nd ST. VANCOUVER, WA 98662 PH: 360-608-6243 EMAIL: kayandjade@aol.com OWNER/APPLICANT:

CONTACT/PREPARED BY:

432.20